

**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**Monday, September 25, 2006
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #Z200636 – McDonald's Corporation for a special permit to construct a McDonald's restaurant on property located at 135 West Road, APN 037-005-0086 in a PC Zone. (Continued from the August 28, 2006 meeting)
2. #Z200644 – Deer Valley, LLC for a zone change from AA to MF on a portion of properties located at 170 Windermere Avenue & 24 Ellridge Place, APNs 026-002-0035, 025-036-0026 in an AA Zone.
3. #S200606 – Oakhill Equestrian Properties, LLC for a 6 lot re-subdivision on property located at 4 Clydesdale Circle, APN 047-034-0021 in an A Zone.
4. #S200610 – 12 Jobs Hill Road, LLC for a 6 lot subdivision on property located 12 Jobs Hill Road, APN 072-001-0000 in A & PC Zones.
5. #S200609 – Craig, Gary, Kurt & Derek Sullivan for a 2 lot re-subdivision on property located on Hoffman Road, APN 120-026-0000 in A & RA Zones.
6. #Z200642 - Craig, Gary, Kurt & Derek Sullivan for a special permit for 1 rear lot in conjunction with a 2 lot re-subdivision on property located on Hoffman Road, APN 120-026-0000 in A & RA Zones.
7. #Z200645 – Ellington Town Planner for Multiple Zoning Regulation Amendments: add Monument Signs – Residential Development to Section 6.3.4 – Signs Permitted in Residential Zones; revise Notice Requirements under Sections 8.1.1– Application for a Zone Change, 9.3 – Application Requirements, 9.4 – Notification and 9.5 – Board of Appeals; add Potable Water Wells and Conflicting Regulations to Section 2.1 – General Requirements; add Footnote 8 Retail Square Footage to Section 4.1 Permitted Uses and Uses Requiring Special Permit; add Agriculture – Horse Boarding/Riding Arena and Associated Footnote to Tables 3.1 & 4.1; and add Small Wind Energy Systems—Windmills and Liquor Control to Article 7– Special Regulations.

IV. UNFINISHED BUSINESS: NONE

V. NEW BUSINESS:

1. #S200611 – Oakhill Equestrian Properties, LLC for a site plan modification for a retention basin on property located at 166 Mountain Street, APN 039-005-0001 in an A Zone.
2. #S200612 – Oakhill Equestrian Properties, LLC for a site plan modification for a retaining wall to change slopes from 4 to 1 to 2 to 1 on property located on Oak Hill Farms Road, APN 047-034-0000 in an A Zone.
3. Request for final approval for Angel Trace Subdivision (#S200503).
4. Request for two 90-day extension to file mylars on the land records for Webster Road Subdivision (#S200515).
5. Request for a final 90-day extension to file mylars on the land records for REM Motors Subdivision (#S200511).
6. Request for a second 90-day extension to file mylars on the land records for Brooks Crossing Developers, LLC (#S200509).

VI. ADMINISTRATIVE BUSINESS:

1. Discussion of risk associated with ex parte communications by the commission.
2. Set the effective date for the zone change from AA to MF on property located at 160 Windermere Avenue, APN 026-002-0000 & 026-002-0033.
3. Discussion to clarify conditions of approval for propane dispensing station at Lee's Auto, 161-171 West Road.
4. Approval of Meeting Minutes:
 - a. June 26, 2006 Regular Meeting Minutes, June 22, 2006 Special Meeting Minutes, August 15, 2006 special meeting minutes, August 19, 2006 Special Meeting Minutes and August 28, 2006 Regular Meeting Minutes.
5. Correspondence:
 - a. Memo to Planning & Zoning Commission from Inland Wetland Agency dated 8-28-06. (CGS 8-26 referral)
 - b. Memo to Planning & Zoning Commission from Inland Wetland Agency dated 8-28-06. (CGS 8-26 referral)
 - c. Letter to Planning & Zoning Commission from Joseph Boucher dated 8-27-06. (Special Permit Application – McDonald's)
 - d. Letter to Scott Webber and Jeremy Webber from Robert A. Phillips dated 9-7-06. (Cease and Desist Order)
 - e. Letter to Robert Juliano from Robert A. Phillips dated 9-7-06. (Cease and Desist Order)
 - f. Ad Hoc Design Review Board Minutes and Comments from 9-7-06.

VII. ADJOURNMENT: